

151.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

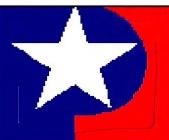
802,700 / 802,700

USE VALUE:

802,700 / 802,700

ASSESSED:

802,700 / 802,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
53		FOUNTAIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WALLACE PETER B	
Owner 2: SAHELY COLETTE A	
Owner 3:	

Street 1: 53 FOUNTAIN RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: CAROSELLI DORIS -	
Owner 2: LIFE ESTATE -	

Street 1: 53 FOUNTAIN RD	
Twn/City: ARLINGTON	
StProv: MA	Cntry:

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains 4,641 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 1455 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

101	One Family	4641	Sq. Ft.	Site	0	80.	1.20	9														
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4641.000	355,300		447,400	802,700		100278
							GIS Ref
							GIS Ref
							Insp Date
							08/21/13

PREVIOUS ASSESSMENT								Parcel ID	151.0-0003-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	101	FV	355,400	0	4,641.	447,400	802,800	802,800	Year End Roll	12/18/2019
2019	101	FV	271,900	0	4,641.	419,400	691,300	691,300	Year End Roll	1/3/2019
2018	101	FV	271,900	0	4,641.	346,700	618,600	618,600	Year End Roll	12/20/2017
2017	101	FV	271,900	2400	4,641.	318,800	593,100	593,100	Year End Roll	1/3/2017
2016	101	FV	271,900	2400	4,641.	290,800	565,100	565,100	Year End	1/4/2016
2015	101	FV	216,300	2400	4,641.	285,200	503,900	503,900	Year End Roll	12/11/2014
2014	101	FV	216,300	2400	4,641.	265,100	483,800	483,800	Year End Roll	12/16/2013
2013	101	FV	207,300	2400	4,641.	252,200	461,900	461,900		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
CAROSELLI DORIS	44565-405		1/31/2005		436,000	No	No								
CAROSELLI DORIS	30696-478		9/27/1999	Family		1	No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/7/2019	1012	Heat App	10,106	C					8/21/2013	Measured	JBS	JOHN S					
11/7/2016	1363	Demo gar	2,900	O					5/24/2013	Info Fm Prmt	EMK	Ellen K					
3/12/2013	319	Addition	83,800	C					2/25/2009	Meas/Inspect	372	PATRIOT					
7/19/2001	493	Re-Roof	2,500	C					12/19/2005	MLS	HC	Helen Chinal					
									11/3/2000	Hearing N/C	163	PATRIOT					
									11/22/1999	Meas/Inspect	263	PATRIOT					
									7/16/1993		KT						

Sign: VERIFICATION OF VISIT NOT DATA / / /

